

RESOLUTION 92-R-43

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING THE DESIGNATION OF COLD SPRINGS VILLAGES AS A FLORIDA QUALITY DEVELOPMENT, APPROVING THE PROPOSED DEVELOPMENT ORDER TO BE ISSUED BY THE STATE DEPARTMENT OF COMMUNITY AFFAIRS SUBJECT TO TERMS AND CONDITIONS, APPROVING THE DEVELOPMENT AS CONSISTENT WITH THE COMPREHENSIVE PLAN, PROVIDING AN EFFECTIVE DATE.

WHEREAS, Cold Springs Village, Inc., (the "Developer") has sought designation as a Florida Quality Development (FQD) for its development, Cold Springs Villages, (the "Development") located within the boundaries of Marion County; and

WHEREAS, the Developer and the State Department of Community Affairs have negotiated a Development Order which has been reviewed by Marion County and which will be issued by the State Department of Community Affairs after adoption of the Marion County Comprehensive Plan; and

WHEREAS, the Board has advertised a public hearing to consider FQD designation on January 14, 1992 and continued such public hearing until January 21, 1992 and on January 21, 1992, the Board approved the designation of Cold Springs Villages as a Florida Quality Development and approved Resolution 92-R-19, and continued the public hearing until February 18, 1992 at 1:30 P.M., now therefore

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA:

Section 1. Designation. The Board of County Commissioners hereby ratifies its approval of the designation of Cold Springs Villages as a Florida Quality Development (FQD), pursuant to Resolution 92-R-19.

Section 2. Development Order. The Board hereby approves the proposed Development Order to be issued by the Department of Community Affairs, a copy of which is attached hereto as Exhibit B, subject to the modifications and conditions adopted by the Board and attached hereto as Exhibit A.

Section 3. Conditions. The Board of County Commissioners hereby approves the proposed development order for Cold Springs

Villages as a Florida Quality Development subject to the inclusion of additional terms and conditions attached hereto as Exhibit A.

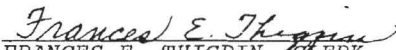
Section 4. **Comprehensive Plan.** The Board hereby approves the proposed development order of Cold Springs Villages as a Florida Quality Development and enters a specific determination and finding by the Board of County Commissioners that the proposed development and development order submitted for review are consistent with the Comprehensive Plan of Marion County, adopted by Ordinance 92-3, effective February 12, 1992.

Section 5. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

ADOPTED IN REGULAR SESSION THIS 18th DAY OF FEBRUARY, 1992.

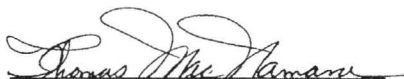
BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA,

ATTEST:


FRANCES E. THIGPIN, CLERK


PARNELL TOWNLEY, CHAIRMAN

Approved as to Form


THOMAS D. MACNAMARA
Assistant County Attorney

Cold/yam

EXHIBIT A

ADDITIONAL TERMS AND CONDITIONS
FOR THE PROPOSED DEVELOPMENT
ORDER FOR COLD SPRINGS VILLAGES FQD

1. **Allocation of Residential Building Units.** All residential development under the approved development order shall be subject to the allocation of residential building units consistent with Policy 1.20 of the Marion County Comprehensive Plan, Future Land Use Elements.

2. **Open Space Requirement.** All development under the approved development order shall be subject to the 55% open space requirement of the Comprehensive Plan, Future Land Use Element, Policy 3.1 e. The development shall not exceed three (3) dwelling units per gross acre.

3. **City of Dunnellon Traffic Impact.** Prior to any construction under Phase II of the development, the Developer shall monitor and determine any traffic impact resulting from the development on the major roadway within the municipal limits of the City of Dunnellon. Prior to any construction under Phase II, the Developer shall enter into an agreement with the City of Dunnellon, and/or Marion County and/or the State Department of Transportation to mitigate such traffic impacts within the City of Dunnellon on a fair-share basis.

4. **On-Site Road Impact Fee Credit Agreement.** Within six months of the effective date of the development order, the Developer shall negotiate with County staff and present to the Board of County Commissioners an application for an impact fee credit agreement pursuant to the provisions of Marion County Ordinance 89-27, for transportation impact fee credits for on-site roadways. Upon submission of the application for credit, the Board will determine whether the on-site roadway improvements qualify for impact fee credits under the provisions of Marion County Ordinance 89-27.

5. **Land Development Code.** The Developer shall comply with all requirements of the Marion County Land Development Code, which is currently in the process of being adopted, to the extent not inconsistent with the provisions of the Development Order or the PUD rezoning.

RESOLUTION NO. 92-R-44

A RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF MARION COUNTY, FLORIDA

WHEREAS, an application for a change in zoning was duly filed by Cold Springs Village, Inc., and was considered by the Marion County Planning Commission at its meeting of August 26, 1991, and

WHEREAS, the aforementioned zoning application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida at its meeting on Tuesday, February 18, 1992.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. REZONING. The application for change in zoning as submitted by Cold Springs Village, Inc., a copy of said application being attached to this Resolution as Exhibit "A", is hereby approved for a change in zoning from A-1 and R-1 to PUD for a mixed use development.

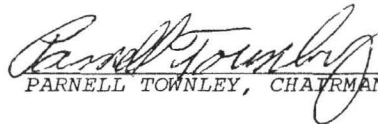
SECTION 2. OPEN SPACE REQUIREMENT. All development under the approved development order shall be subject to the 55% open space requirement of the Comprehensive Plan, Future Land Use Element, Policy 3.1 e. The open space requirement is a minimum of 55% of gross land area. Cold Springs Villages shall submit an additional revised Master Plan Unit Development Map which reflects on the map the 55% of the gross land area meeting the open space requirement. This map shall be conceptual only and may be updated from time to time by the developer to show revised provisions for open space, provided such provisions do not reduce open space to less than 55% of the gross land area. The development shall not exceed three (3) dwelling units per gross acre.

SECTION 3. EFFECTIVE DATE. The Resolution shall take effect immediately upon its adoption.

BE IT FURTHER RESOLVED that the Marion County Planning Department shall make such change on the Marion County Zoning Map as is necessary to effect this Resolution.

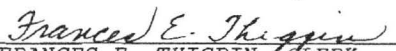
DULY ADOPTED this 18th day of February, 1992.

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



PARNELL TOWNLEY, CHAIRMAN

ATTEST:



FRANCES E. THIGPIN, CLERK

APPLICATION FOR REZONING

MARION COUNTY ZONING DIVISION
2631 SE 3RD STREET
OCALA, FLORIDA 32671

APPLICATION NO.: 710707Z

THE UNDERSIGNED HEREBY REQUESTS A ZONING CHANGE OF THE MARION COUNTY
ZONING ORDINANCE ARTICLE XVII ON THE FOLLOWING DESCRIBED PROPERTY AND AREA

FROM Agricultural, TO PUD FOR THE PURPOSE OF
Conservation and Residential.

A Mixed Use Development

LEGAL DESCRIPTION: (ATTACH A COPY OF THE DEED OR WARRANTY DEED). **

PARCEL ACCOUNT NUMBER: **

PROPERTY DIMENSIONS: ** TOTAL ACREAGE: 5057+/-

DIRECTIONS: CR 40 west to US 41, North 1/4 mile to driveway on west side
of US 41.

LOCATION MAP (MUST BE SPECIFIC SO A ZONING SIGN CAN BE PLACED ON PROPERTY)

**

PLEASE NOTE: PROPERTY OWNER MUST SIGN THIS APPLICATION UNLESS HE HAS ATTACHED TO THIS APPLICATION WRITTEN AUTHORIZATION NAMING AN AGENT TO ACT IN HIS BEHALF.

Cold Springs Village, Inc.
(PRINT) APPLICANT OR AGENT

Suite 420W - 2300 Glades Rd.
ADDRESS

Boca Raton, FL 33431 (407) 750-1850
CITY, STATE, ZIP CODE PHONE #

Attila N. Hollohazi, Vice President
SIGNATURE

**
(PRINT) PROPERTY OWNER

ADDRESS

CITY, STATE, ZIP CODE PHONE #

SIGNATURE

NOTICE: ZONING CHANGES WILL NOT BECOME EFFECTIVE UNTIL 14 DAYS AFTER THE FINAL DECISION IS MADE BY THE BOARD OF COUNTY COMMISSIONERS.

THE FILING FEE IS \$400.00 NON REFUNDABLE. WE RECOMMEND THAT THE OWNER, APPLICANT OR AGENT BE PRESENT AT THE HEARING. IF NO REPRESENTATIVE IS PRESENT AND THE BOARD REQUIRES ADDITIONAL INFORMATION, THEY MAY DECIDE TO POSTPONE OR DENY THE REQUEST. NOTICE OF SAID HEARING WILL BE MAILED TO THE ABOVE ADDRESS. ALL INFORMATION GIVEN MUST BE CORRECT AND LEGIBLE TO BE PROCESSED. FOR FURTHER INFORMATION CONTACT THE MARION COUNTY ZONING DIVISION AT 904-867-5130 EXTENSION 218.

FOR OFFICE USE ONLY

RECEIVED BY C.P. DATE 7/17/91 ZONING MAP NO. _____

Page 1 of 1.

**For this information refer to PUD Application binder.

PROPOSED AMENDMENT TO THE DISTRICT ZONING MAP
MARION COUNTY, FLORIDA

I.D.#- 910907Z

PETITION BY: OWNER - Cold Springs Village, Inc.
Suite 420W - 2300 Glades Rd.
Boca Raton, FL 33431 (407) 750-1850

AGENT - Same As Above

FOR THE PURPOSE OF: Rezone from A-1 (Agricultural) and R-1 (Single Family Residential) to PUD (Planned Unit Development) for a mixed use development.

LOCATION: From Ocala go west on SR 40 to US 41, then go north 1/4 mile to driveway on the west side of US 41.

PUBLIC HEARINGS: ZONING COMMISSION - AUGUST 26, 1991 at 5:30 p.m.
BOARD OF COUNTY COMMISSIONERS - SEPTEMBER 10, 1991 at 2:00 p.m.
MARION COUNTY GOVERNMENTAL COMPLEX
601 SE 25TH AVENUE, OCALA, FL 32671 (904) 867-5130

VICINITY MAP - SEC 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 16, 17, 18 & 19 TWP 16, RANGE 18

